



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA Wednesday March 10, 2010

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Planning-Wednesday, March 17th, 2010 Meeting @ 1:00 PM

Board of Appeals-Thursday, March 25th, 2010 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

- | | | |
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| 1. | <u>MINUTES</u> | APPROVAL |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS/AGENDA BRIEFING</u> | INFORMATIONAL |
| 4. | <u>AMENDMENT TO APFO LETTER OF UNDERSTANDING(LOU)</u> | APPROVAL |
| a) | <u>Linton PUD</u> - Purpose of this amendment is to amend the existing outside date for construction of intersection improvements at Ballenger Creek Pike/Elmer Derr Road. Located at the corner of Ballenger Creek Pike and Elmer Derr Road. Zoned: Planned Unit Development (PUD), Adamstown Planning Region. Tax Map 85 & 86 / Parcels 25 & 44, File S-128, AP #10476 , Tolson DeSa | |
| 5. | <u>ROAD ADEQUACY REQUEST</u> | APPROVAL |
| a) | <u>Christie Subdivision lots 1-A and 1B</u> - (Continued from February 17, 2010) Requesting determination of road adequacy and direction of travel to the proposed subdivision. Located on the south side of Debold Road, approximately 5,000 feet east of Maryland Route 550. Zoned: Resource Conservation (RC), Thurmont Planning Region. Tax Map 7 / Parcel 151. File M-089, AP #8607, Nikki Martin | |
| b) | <u>Bear Den Farm lots 1,2,3, 4 remainder, and lot 5</u> - Requesting determination of road adequacy and direction of travel to the proposed subdivision. Located on the south side of Woodsboro Pike (Route 194), west of Baker Road. Zoned: Agricultural (AG) and Residential (R-1), Walkersville Planning Region. Tax Map 34 / Parcel 73, File M-2853, AP #10359 ,Nikki Martin | |
| c) | <u>Baker Subdivision lot 1</u> - Requesting determination of road adequacy and direction of travel to the proposed subdivision. Located on the north side of Bridgeport Road, south west of Maryland Route 140. Zoned: Agricultural (AG), Thurmont Planning Region. Tax Map 16 / Parcel 3 File M-3027, AP #10371, Nikki Martin | |

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6. AGRICULTURAL CONCEPT PLAN

APPROVAL

- a) Wachter's Watch - Requesting approval of a 4 Lot Agricultural Cluster Concept Plan. Located on the West Side of Simpsons Mill Road. Zoned: Agriculture (AG), Walkersville Planning Region. Tax Map 35 / Parcel 31
File M-910A, AP #9867, Nikki Martin

7. PRELIMINARY PLAT

APPROVAL

- a) Castle Hill lots 1-4(remainder) - Requesting approval of a preliminary plan creating three new lots and a remainder, approval of three new lots in a major subdivision, and approval of one new panhandle in a major subdivision. Located between Alynwood Drive and Bartonsville road, and south of Maryland Route 144. Zoned: Residential (R-3), New Market Planning Region. Tax Map 78 Parcel 161
File M-3021, A/P #10190, Nikki Martin

8. SITE PLAN

DECISION

- a) Church of the Redeemer - Requesting approval for change of use (old Circuit City Building) for use as a 27,600 sq. ft. place of worship. Also requesting APFO exemption under § 1-20-30 (C). Located on 5.92 acres located west side of MD Rt. 85 opposite Spectrum Drive. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 132.
File SP96-15, A/P's #10200 (SP) and #10201 (APFO), Stephen O'Philips
- b) BB&T Bank - (Continued from February 17, 2010) This application is requesting approval of a site plan proposing the construction of a 4,485 square foot bank with four (4) associated drive through lanes and thirty (30) parking spaces on a 1.15 acre tract. Located along MD Rt. 85 north of Guilford Drive. Zoned: General Commercial (GC), Frederick Planning Region. Tax Map 77 / Parcel 179.
File SP02-10A, AP's #10319 (SP), #10321 (APFO) & #10320 (FRO) Tolson DeSa
- c) Oakdale Elementary School Expansion - (Continued from February 17, 2010) Requesting approval of a site plan proposing the addition of an two-story, totaling 18,867 square foot addition consisting of 13 classrooms and 2,491 square feet of renovations, the addition is proposed to replace the existing portable classrooms. Located along Old National Pike east of Meadow Road. Zoned: Agriculture (AG), New Market Planning Region. Tax Map 78 / Parcel 736.
File SP99-42, AP's #10251 (SP), #10118 (APFO) & #10252 (FRO), Tolson DeSa



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9. **CAPITAL IMPROVEMENT PROGRAM REVIEW CIP**

FINDING OF CONSISTENCY

- a) Public hearing on staff recommended fiscal years 2011-2016 Capital Improvements Program (CIP) and finding of consistency with the comprehensive plan. The CIP includes the following project areas: General Government; Division of Utilities and Solid Waste; Division of Public Works (Parks & Recreation, Development Review, and Highways & Transportation); Frederick Community College; Municipalities; and Board of Education, Eric Soter